

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-1
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Rt. Reverend Anthony J. Flaherty and nine associates have expressed a desire to provide relocation housing on Parcel R-1 in the Project Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Rt. Rev. Anthony J. Flaherty, Isadore J. Silverman, Rt. Rev. Gerard F. Shea, Gerard F. Doherty, Jeremiah P. Murphy, Augustus Charbonnier, John F. Moran, James E. Brady, Kenneth F. MacIver, and Joseph Vilimas, Jr. be and hereby are tentatively designated as redeveloper of Disposition Parcel R-1 subject to:

- a. Formation of a corporation to take title to the land.
- b. Selection of an architect within 30 days.
- c. Submission within 90 days of a preliminary site plan indicating the number and composition of the units which can be developed on this site.
- d. Submission within 90 days of a proposed development schedule.
- e. Submission of a penalty bond in the total penal sum of \$100,000. in form satisfactory to the Authority, to insure adherence to the construction schedule finally approved by the Authority.

f. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.

g. Publication of all public disclosures and issuance of all approvals required by Chapter 121 of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Rt.Rev. Anthony J. Flaherty al possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

November 10, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Selection of Redeveloper
Parcel R-1 - Charlestown

SUMMARY: This memorandum requests the selection of the Bunker Hill Development Corporation as Redeveloper of Parcel R-1, Charlestown

Charlestown Disposition Parcel R-1 is approximately nine acres in area, and may be developed with up to 300 dwelling units of moderate income housing.

In response to the announcement of the availability of this site, a letter was received from Rt. Rev. Anthony Flaherty, Pastor of St. Mary's Church, Charlestown, indicating the interest of himself and eight associates in forming a non-profit corporation to sponsor 221 d-3 housing on this site. Others signing the letter were Isadore J. Silverman, Rt. Rev. Gerard F. Shea, Gerard F. Doherty, Jeremiah P. Murphy, Augustus Charbonnier, John F. Moran, James E. Brady, Kenneth F. MacIver, and Joseph Vilimas, Jr.

The group has been interviewing potential developers, and if designated will engage the First Hartford Realty Corporation of Manchester, Connecticut, as its developer and general contractor. This firm has constructed schools, office and industrial buildings, shopping centers, and post offices throughout New England and in Florida. It has built family housing on military bases, public housing projects, and projects financed under FHA Sections 220 and 221 d-4. It has successfully developed 221 d-3 projects for non-profit sponsors in Hartford and New Haven, Connecticut, and a 221 d-3 cooperative in Springfield, Massachusetts.

Monsignor Flaherty and his associates, and First Hartford Realty Corporation have been interviewing prospective architects and if designated, are prepared to indicate their choice of architect to the Authority at its next meeting.

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The Authority has acquired all but one of the properties comprising the site by negotiated purchase, and the land will be available for construction in the late spring of next year.

It is recommended that Monsignor Flaherty and his associates be tentatively designated as Redeveloper of Parcel R-1 in Charlestown, with the understanding that they will form Bunker Hill Development Corporation, a non-profit corporation to take title to the land. An appropriate Resolution is attached.

Attachment